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Minutes of the Worksession
Denali Borough Planning Commission
Tri-Valley Community Center
April 15, 2014

Call to Order: Presiding Officer, Sid MICHAELS, called the Planning Commission Worksession to order at 6:17 PM.

Roll Call: Planning Commissioners present were Steve JONES, Ryan JUSCZAK, Molly MCKINLEY, Baxter MERCER, and Sid MICHAELS. Patricia GRIGGS arrived at the Worksession at 6:55 PM. Mark MENKE was absent.

1. Denali Borough Code – Title 4 Real Property

Presiding Officer MICHAELS provided a synopsis on where the commission is in regards to Title 4.

- The primary chapters being reviewed are 4.10 Management of Borough Real Property, 4.25 Classification, and proposed substitute 4.25 Real Property Management Plan.
- The commission is deliberating whether to:
 - Delete 4.25 Classification and replace it with 4.25 Real Property Management Plan,
 - Retain the Classification chapter and add a new chapter Management Plan whereby the commission would take over the responsibility of producing management plans from the administrator, or
 - Amend Chapter 4.10 Section 4.10.020 Management Plans to replace administrator with the planning commission.
- If the commission decides to recommend a change in code in order to take on the responsibility of producing management plans, it should proceed by starting with what is in code presently under Title 4 to ensure that all the required changes throughout the title are made. The present chapter drafts before the commission would be used as references for making these and other proposed changes.

Ensuing discussion included the following points:

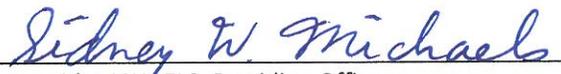
- Expressed discomfort with deleting the classification chapter.
- The suggestion was made to hold a worksession to work through both processes: classifying land and producing a management plan for a given parcel of borough land. This exercise could assist the commission in making a determination as to how to proceed.
- A suggested process for managing borough-owned land is to classify a parcel of land broadly and then create a detailed management plan with defined uses, which would then be sent to the assembly for approval.
- Classifying land and creating a management plan is redundant. The purpose of classifying or creating a management plan is to set up a planning structure to allow the use of the land.
- A lot of borough land could have management plans created that simply state “retain for future use.”
- At present, classification is under the purview of the commission; management plans, produced by the commission or the administrator, must go before and be approved by the assembly.
- If a worksession, table top exercise, is to be scheduled, the commission should choose a challenging parcel to help work through as many issues as possible.
- At present, code does not allow use of borough-owned land unless it is classified.
- 4.10.020 requires the administrator to hold at least one public meeting to hear comment on management plans.
- Zoning is the only legally binding planning tool.
- The Mile 1.7 Stampede Gravel Pit issue caused consternation with the public because only half the process, classification, was completed. A management plan detailing exactly what industrial uses may have occurred on site was never produced.

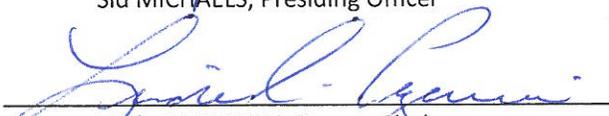
- In most instances, the classification and the creation of a management plan might be more effective and less controversial if they occurred simultaneously. This may be a point to justify the commission taking over the creation of the management plans.
- If the classification chapter is deleted, will the terms (and their definitions) needed to describe uses be moved to the management plans section of the code?
- One approach suggested to creating the management plans would be to create only write-ups of proposed uses for each parcel without generating a general map to illustrate the proposed land uses of borough-owned lands. Anyone interested in learning what land uses are proposed would need to go to a written source as opposed to a map.
- The borough invested a sum of money into getting the Geo-database files so that it could create maps; it would be a shame to not produce a borough-owned land use map.
- The discussion of the commission creating the management plans is moot if the assembly does not approve the change. One assemblyperson, Mr. Zimmerman, came to a commission meeting to speak in favor of maintaining the administrator as the entity charged with creating the management plans.
- The commission could present an amended Section 4.10.020 to the assembly as a way of determining if there is any assembly interest in the commission pursuing the idea of creating management plans.
- The mayor again expressed support for the commission taking on the production of management plans and supported the idea of concurrently classifying and producing a management plan to help streamline the process. To date, no management plans have been produced for borough land partly due to the fact that they are under the administrator, who has many other assigned tasks under code. This realization and the possibility of the commission producing the management plans have been shared with the assembly.
- Should the commission go thru a trial process of producing a management plan before requesting a change in code?
- Panguingue B would be a good parcel for the commission to focus a worksession on to create a trial management plan.
- There was discussion as to who the commission is beholden to: the mayor who nominates each commissioner or the assembly which approves the commissioners.
- 4.10.020 Management Plans A.1., "the mayor may, at his pleasure, designate a representative to act as administrator"; it was assumed the mayor could designate the planning commission as administrator for the purpose of creating a management plan. The mayor could take the commission's product, modify it to the extent deemed appropriate, and then submit it to the assembly.
- If the mayor requests the commission create a management plan for Panguingue B, it was recommended that a separate worksession be posted to address the issue.

2. Draft 1 Chapter 9.15 Proposed Amendment – Height Restrictions

The proposals contained in this amendment facilitate the Airport Reserve zoning ordinance; without this amendment the Airport Reserve does not work as well. The commission would like to see this amendment put into ordinance form. The best case scenario would have the assembly reviewing both proposed Chapter 9.22 Zoning Airport Reserve and this amendment at the same time. The mayor indicated that the primary focus of the assembly, at this time, is passing the budget, which must be done by June and it is unknown when they might put the two proposed zoning ordinances on their agenda.

Adjournment: The Presiding Officer closed the Planning Commission Worksession @ 7:15 PM.

APPROVED: 
Sid MICHAELS, Presiding Officer

ATTEST: 
Linda PAGANELLI, Deputy Clerk

Date Approved: 5.20.14